



Planning Commission

August 5, 2015

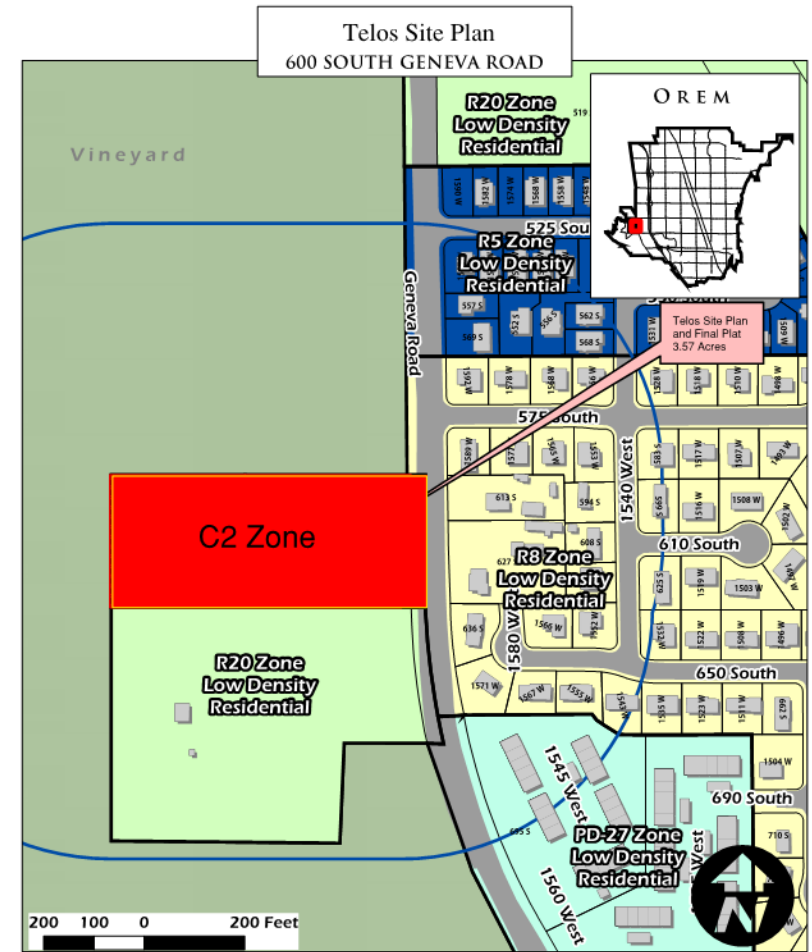
Item # 3.1

PUBLIC HEARING – Vacating Casper Subdivision Plat A and approving the preliminary plat/site plan and final plat of Telos U Facility Subdivision at 648 South Geneva Road in the C2 zone

Applicant: Travis Davis

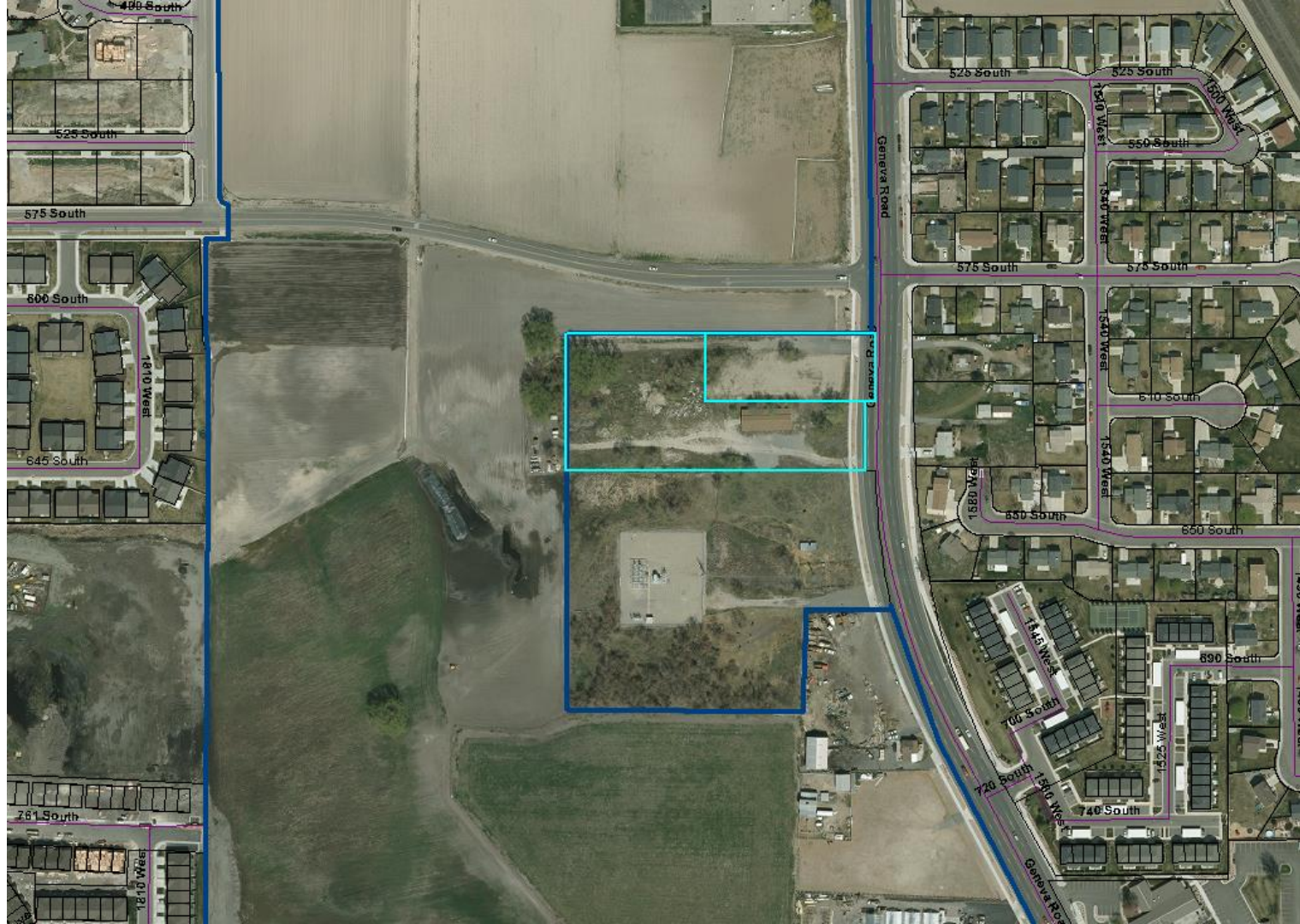
Requested Approvals

- Vacation of Casper Subdivision
- Preliminary plat/site plan approval of Telos
- Final plat approval of Telos U Facility Subdivision



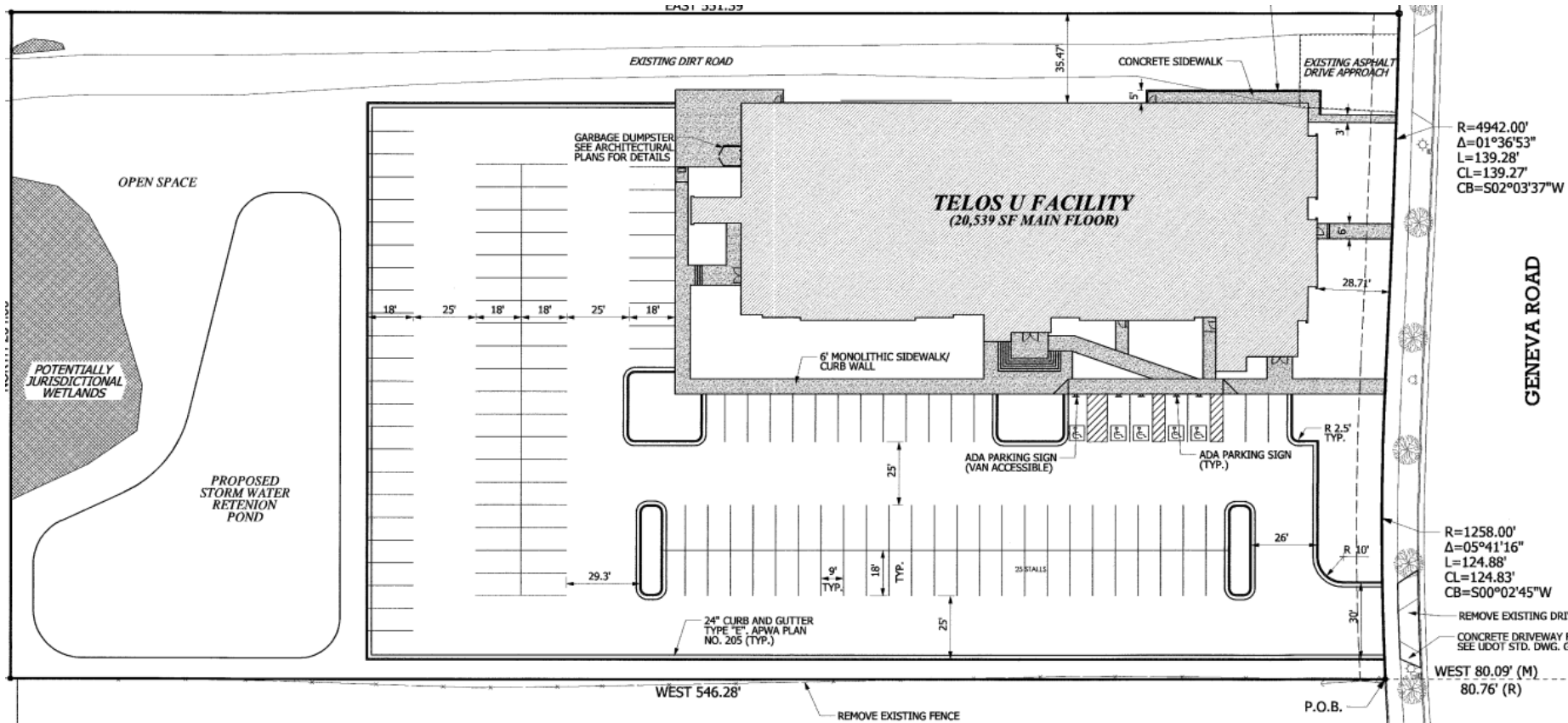
◆ Telos Rezone:
C1/ R20 Zone; 3.57 Acres.

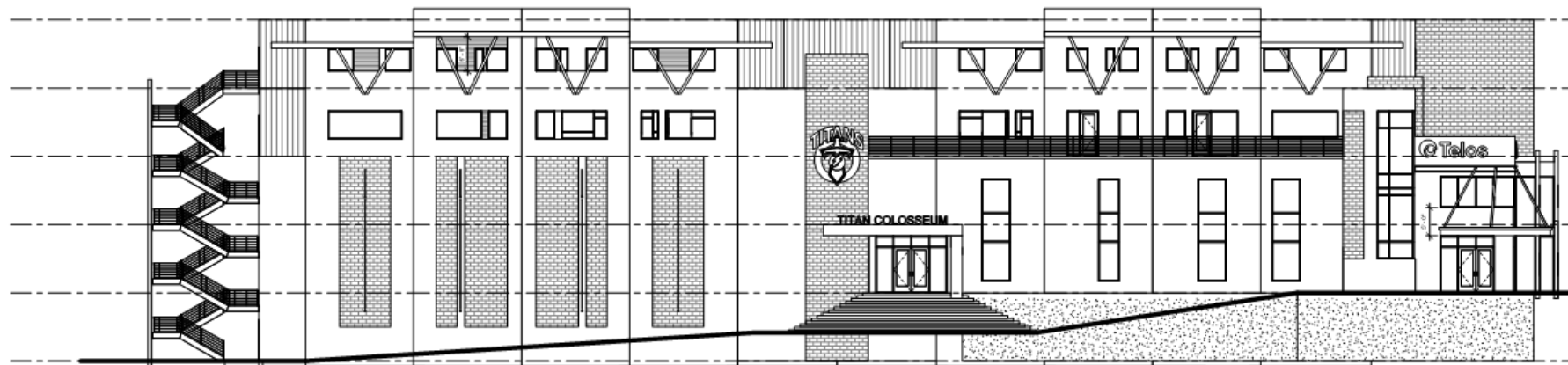
NIA CONTACT:
Sunset Heights
West Neighborhood



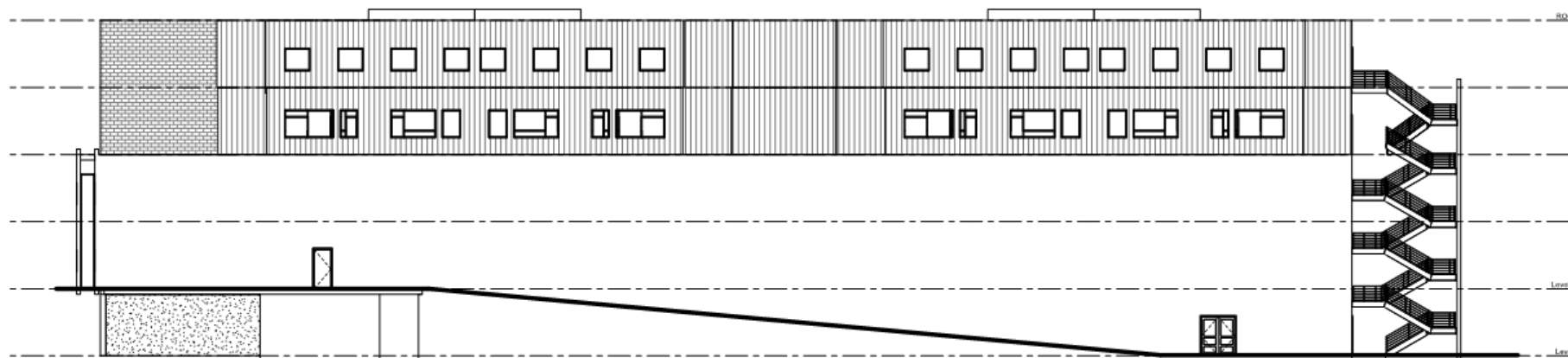
Development Standards

- SLU 1283 Transitional Treatment Home
- State of Utah Class 1A high school
- Approved use in the C2 zone
- 65,987 square feet
- Gymnasium, student residences, offices
- Structure height of 60 feet (west) and 48 feet (east); maximum in C2 zone is 60 feet
- Parking at 1 stall for every 2.5 beds; 26 parking stalls required whereas 142 are provided
- Additional parking for school events and possible commercial uses to build life skills of students
- 30-foot access easement on north side in favor of Cook property





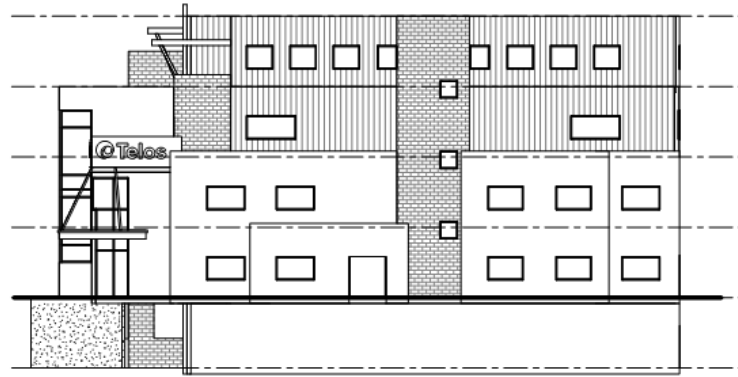
① SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



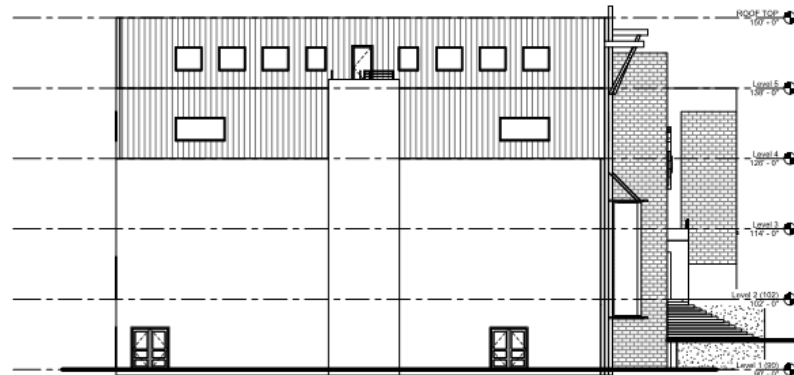
BOC

Level

Level



EAST EXTERIOR ELEVATION
 1/8" = 1'-0"





30' RIGHT-OF-WAY
ENTRY #32632
BOOK 1948
PAGE 413

COOK LAND AND INVESTMENT, LP
SERIAL #39:228:0003
ENTRY #2012-36825
4264 N CANYON RD PROVO, UT 84604

FOUND REBAR & CAP
MARK NOT LEGIBLE

EAST 551.39'

30' RIGHT-OF-WAY FOR
ENTRY #54667
BOOK 3748
PAGE 741

16' PERPETUAL DRIVEWAY/
SLOPE EASEMENT
ENTRY #14643:2011

R=494;
 $\Delta=01^{\circ}$
L=139.
CL=135
CB=50;

GENEVA ROAD/SR-114

TELOS PROPERTIES, LLC
144,503 sf (3.317 acres)

20' STORM DRAIN EASEMENT
ENTRY #74957
BOOK 4387
PAGE 487